



# Northwest Ohio REALTORS®

## Year in Review Housing Report 2022



## Year In Review—2022

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## Message from Tony Bassett, NOR President



2022 was a turbulent year for the US housing market, as inflation, soaring interest rates, and elevated sales prices combined to cause a slowdown nationwide. Affordability challenges continue to limit market activity, with pending home sales and existing-home sales down month-over-month and falling 37.8% and 35.4% year-over-year, respectively, according to the National Association of REALTORS® (NAR). Higher mortgage rates are also impacting prospective sellers, many of whom have locked in historically low rates and have chosen to wait until market conditions improve before selling their home.

Locally, sales of Single Family Homes decreased 26.2 percent and decreased 30.5 percent for Condo-Villa Homes. New Listings decreased 11.8 percent for Single Family homes but increased 2.9 percent for Condo-Villa homes. Median Sales Price decreased 0.7 percent to \$149,000 for Single Family homes but increased 17.6 percent to \$227,000 for Condo-Villa homes. Days on Market remained flat for Single Family homes but increased 9.5 percent for Condo-Villa properties. Months Supply of Inventory were dead even with last year for both property types.

Economists predict sales will continue to slow and housing prices will soften in many markets over the next 12 months, with larger price declines projected in more expensive areas. However, national inventory shortages will likely keep prices from dropping too much, as buyer demand continues to outpace supply, which remains limited at 3.3 months, according to NAR. Even if prices fall, many prospective buyers will find it difficult to afford a home in 2023, as higher rates have diminished purchasing power, adding hundreds of dollars to monthly mortgage payments.

If you have further questions about the housing market, I encourage you to contact your local REALTOR®.

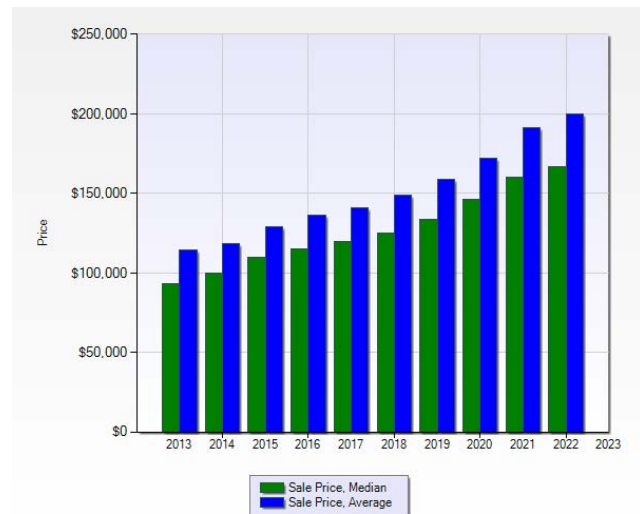
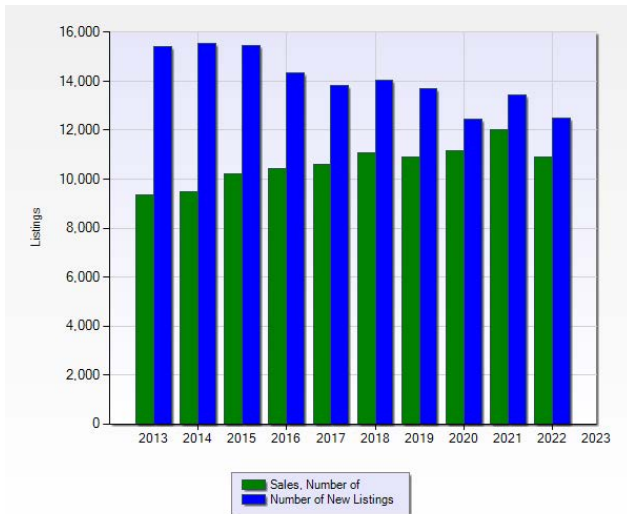
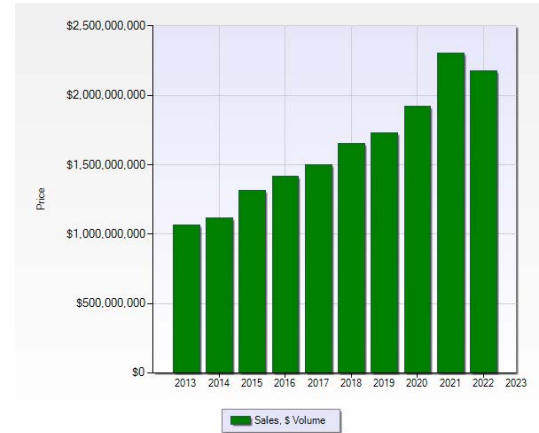
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# Northwest Ohio REALTORS\* - Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
New Listings	11,621	12,540	-7.3%
Sales	10,082	11,198	-10.0%
Median Sales Price	\$165,000	\$155,000	+6.5%
Average Sales Price	\$203,047	\$191,140	+6.2%
Average Price Per Square Foot	\$112.61	\$102.31	+10.1%
Average Days On Market	71	78	-9.0%
Volume (in 1000's)	\$2,015,069	\$2,137,338	-5.7%



	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$199,999	\$200,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000+
<b>Sold</b>	708	1,471	4,023	2,005	1,054	476	345
<b>% change</b>	-5.47%	-19.26%	-13.5%	-8.11%	+1.44%	+12.0%	+4.55%

\*Northwest Ohio Realtors serves the counties of: Defiance, Fulton, Hancock, Henry, Lucas, Paulding, Putnam, Williams, Wood & Wyandot.

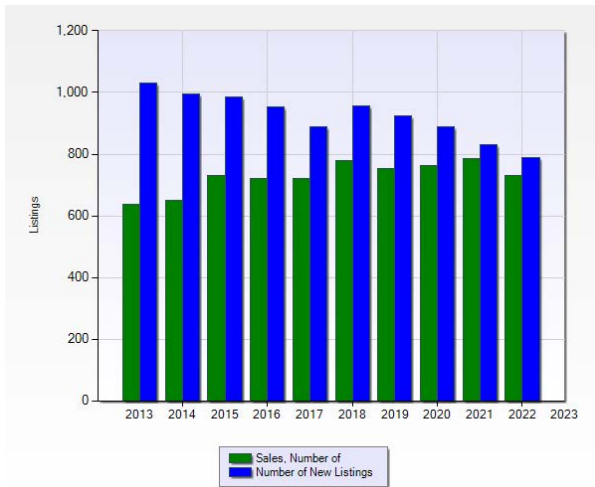
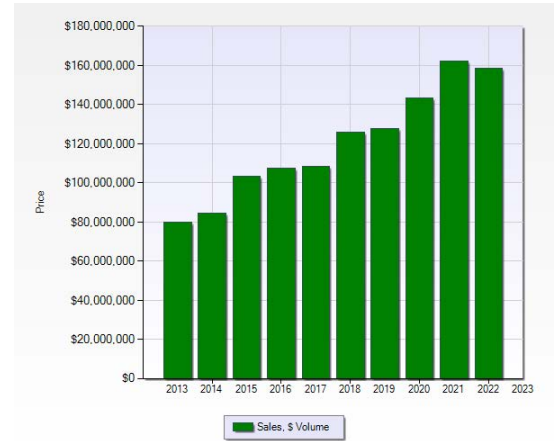
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## Northwest Ohio REALTORS\* - Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>789</b>	831	-5.1%
<b>Sales</b>	<b>732</b>	787	-7.0%
<b>Median Sales Price</b>	<b>\$205,000</b>	\$195,000	+5.1%
<b>Average Sales Price</b>	<b>\$216,876</b>	\$206,199	+5.2%
<b>Average Price Per Square Foot</b>	<b>\$135.91</b>	\$125.35	+8.4%
<b>Average Days On Market</b>	<b>67</b>	75	-10.7%
<b>Volume (in 1000's)</b>	<b>\$158,753</b>	\$162,279	-2.2%



	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$199,999	\$200,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000+
<b>Sold</b>	9	74	266	264	76	28	15
<b>% change</b>	—	-59.78%	-52.33%	-49.52%	-56.07%	-42.86%	-34.78%

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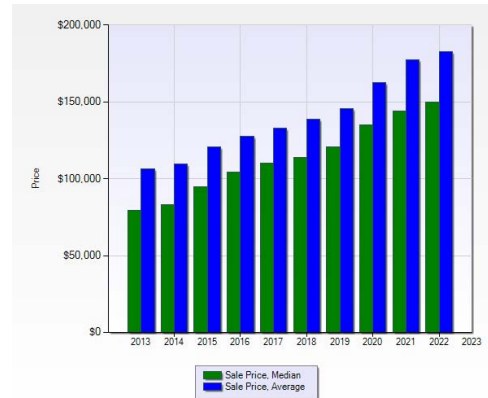
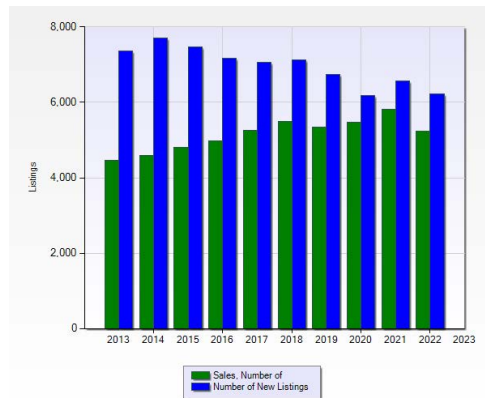
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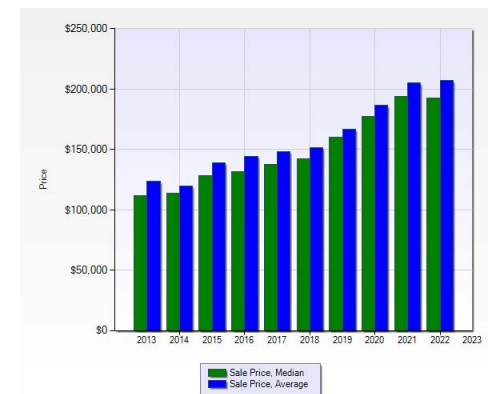
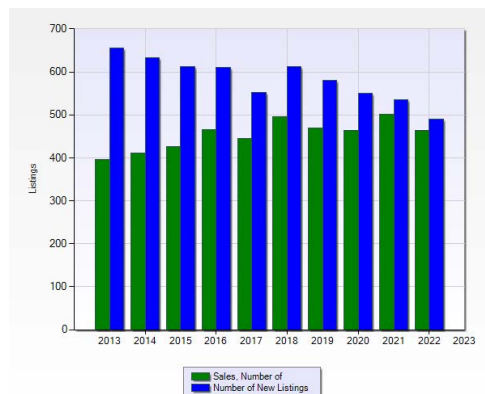
## Lucas County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>6,207</b>	6,569	-5.5%
<b>Median Sales Price</b>	<b>\$151,000</b>	\$145,000	+4.1%
<b>Average Price Per Square Foot</b>	<b>\$100.26</b>	\$99.93	+0.3%



## Lucas County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>489</b>	535	-8.6%
<b>Sales</b>	<b>464</b>	501	-7.4%
<b>Median Sales Price</b>	<b>\$195,500</b>	\$195,000	+0.3%
<b>Average Sales Price</b>	<b>\$208,003</b>	\$205,490	+1.2%
<b>Average Price Per Square Foot</b>	<b>\$121.56</b>	\$118.07	-32.9%
<b>Average Days On Market</b>	<b>66</b>	80	-17.5%



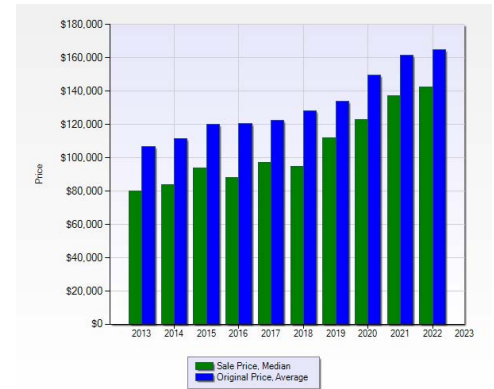
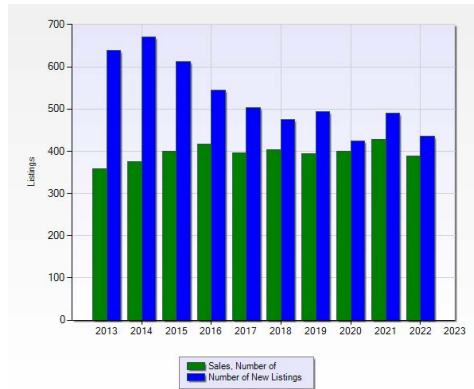
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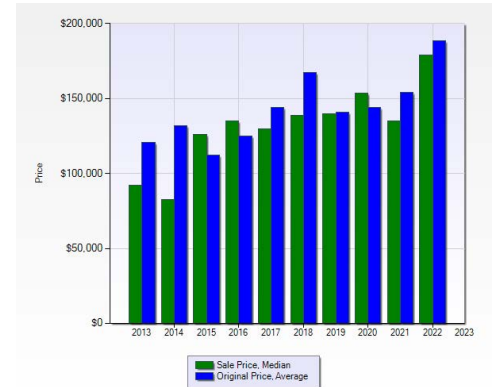
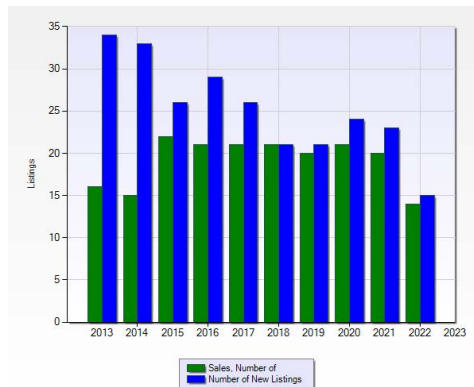
## Defiance County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>435</b>	491	-11.4%
<b>Median Sales Price</b>	<b>\$142,950</b>	\$137,500	+4.0%
<b>Average Price Per Square Foot</b>	<b>\$99.52</b>	\$94.66	+5.1%



## Defiance County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>15</b>	23	-34.8%
<b>Sales</b>	<b>14</b>	20	-30.0%
<b>Median Sales Price</b>	<b>\$178,950</b>	\$135,000	+32.6%
<b>Average Sales Price</b>	<b>\$165,700</b>	\$153,315	+8.1%
<b>Average Price Per Square Foot</b>	<b>\$118.39</b>	\$111.26	+6.4%
<b>Average Days On Market</b>	<b>56</b>	38	+47.4%



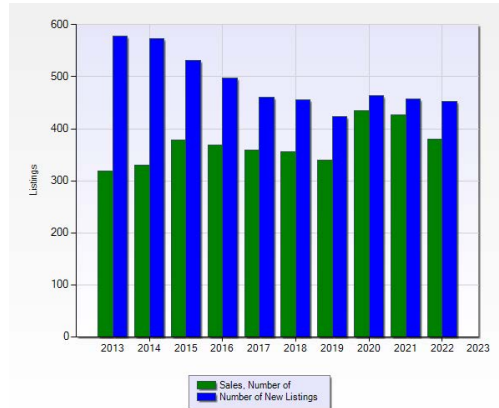
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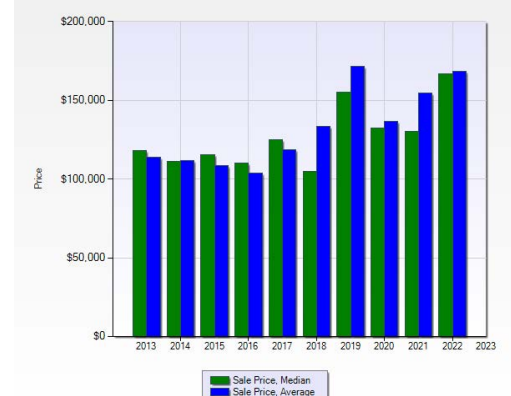
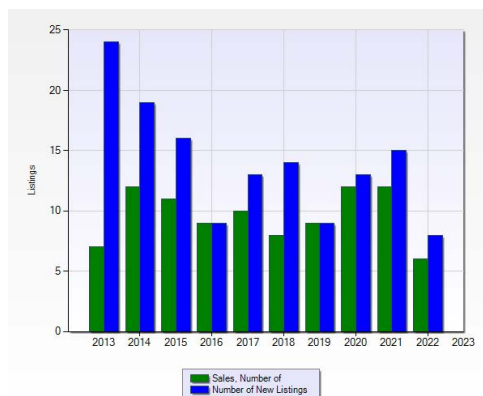
## Fulton County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>452</b>	457	-1.1%
<b>Median Sales Price</b>	<b>\$180,000</b>	\$168,000	+7.1%
<b>Average Price Per Square Foot</b>	<b>\$120.51</b>	\$112.16	+7.4%



## Fulton County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>8</b>	15	-46.7%
<b>Sales</b>	<b>6</b>	12	-50.0%
<b>Median Sales Price</b>	<b>\$167,000</b>	\$130,500	+28.0%
<b>Average Sales Price</b>	<b>\$168,250</b>	\$154,817	+8.7%
<b>Average Price Per Square Foot</b>	<b>\$112.09</b>	\$110.28	+1.6%
<b>Average Days On Market</b>	<b>52</b>	35	+48.6%





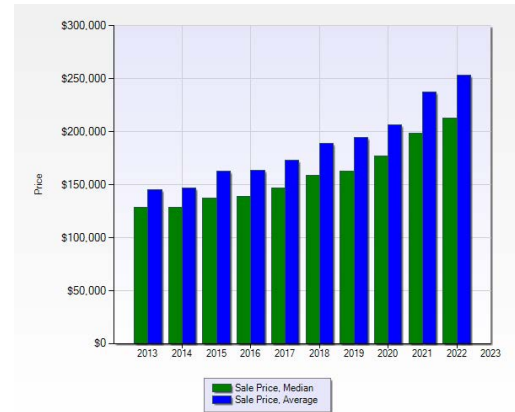
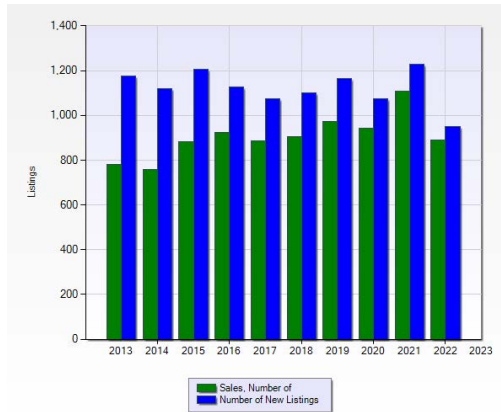
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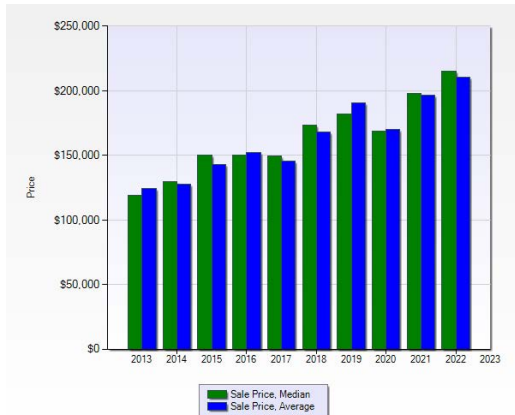
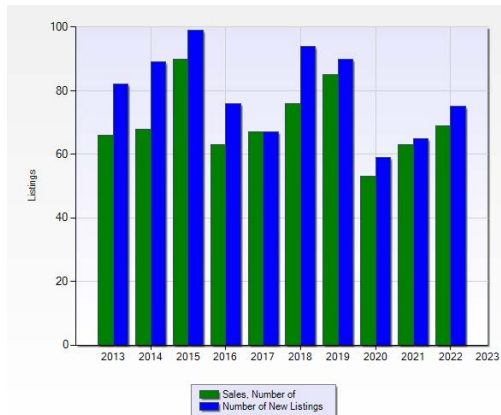
## Hancock County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>950</b>	1,227	-22.6%
<b>Median Sales Price</b>	<b>\$213,600</b>	\$198,250	+7.7%
<b>Average Price Per Square Foot</b>	<b>\$132.48</b>	\$124.93	+8.4%



## Hancock County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>75</b>	65	-15.4%
<b>Sales</b>	<b>69</b>	64	+7.8%
<b>Median Sales Price</b>	<b>\$215,000</b>	\$198,950	+8.1%
<b>Average Sales Price</b>	<b>\$210,869</b>	\$196,892	+7.1%
<b>Average Price Per Square Foot</b>	<b>\$136.91</b>	\$121.83	+12.4%
<b>Average Days On Market</b>	<b>50</b>	61	-18.0%



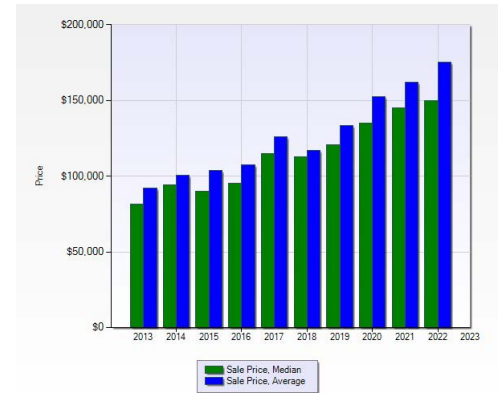
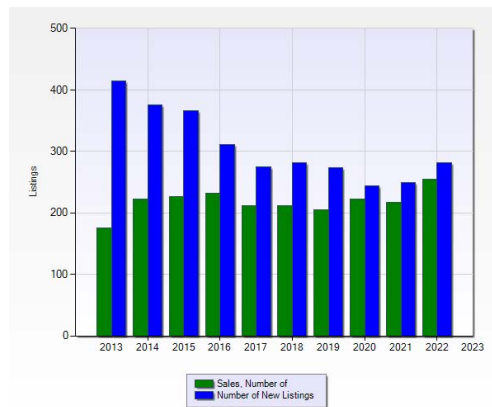
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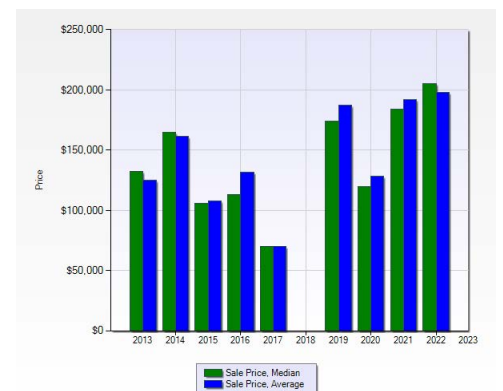
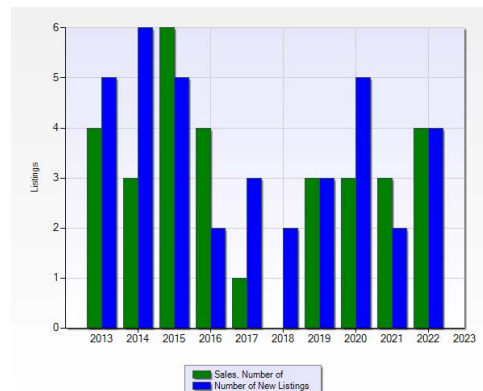
## Henry County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>280</b>	249	+12.4%
<b>Median Sales Price</b>	<b>\$150,000</b>	\$143,500	+4.5%
<b>Average Price Per Square Foot</b>	<b>\$106.05</b>	\$96.30	+10.1%



## Henry County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>4</b>	2	+100.0%
<b>Sales</b>	<b>4</b>	3	+33.3%
<b>Median Sales Price</b>	<b>\$205,000</b>	\$184,000	+11.4%
<b>Average Sales Price</b>	<b>\$197,875</b>	\$191,885	+3.1%
<b>Average Price Per Square Foot</b>	<b>\$132.28</b>	\$99.47	+33.0%
<b>Average Days On Market</b>	<b>55</b>	104	-47.1%



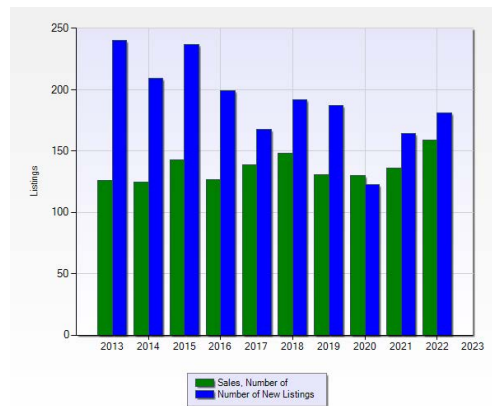
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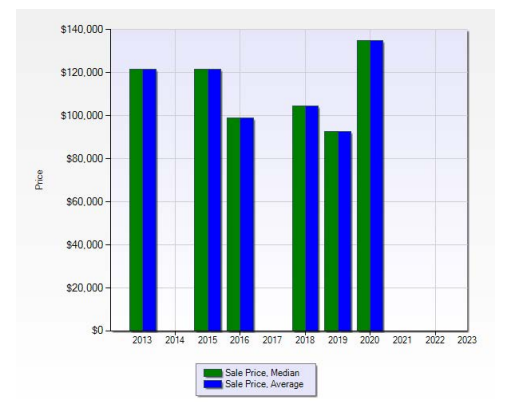
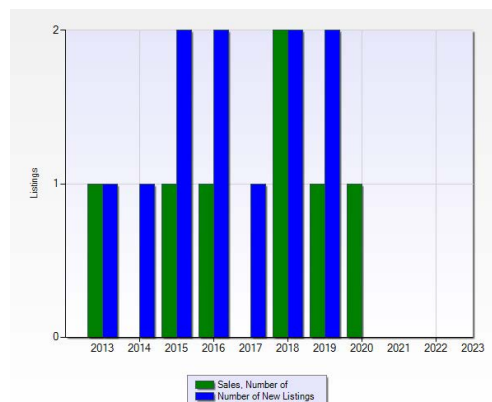
## Paulding County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
New Listings	181	164	+10.4%
Median Sales Price	\$134,000	\$115,000	+16.5%
Average Price Per Square Foot	\$93.55	\$83.41	+12.2%



## Paulding County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
New Listings	0	0	—
Sales	0	0	—
Median Sales Price	—	—	—
Average Sales Price	—	—	—
Average Price Per Square Foot	—	—	—
Average Days On Market	—	—	—



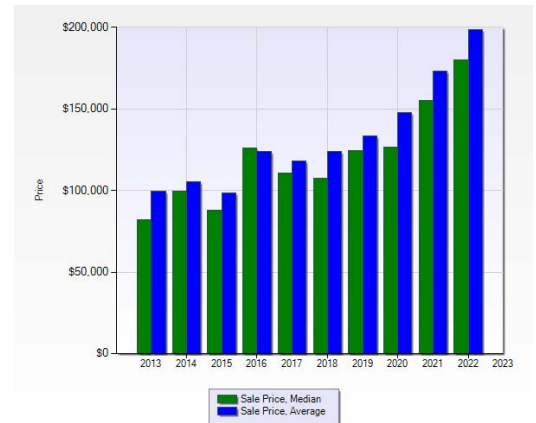
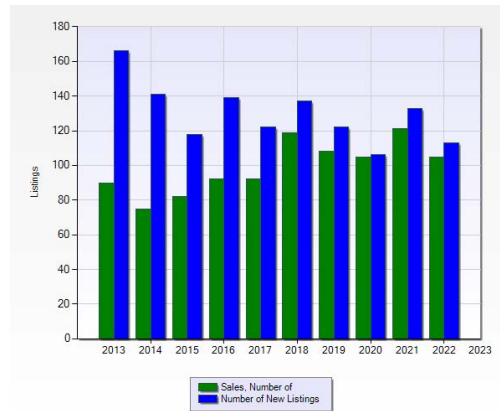
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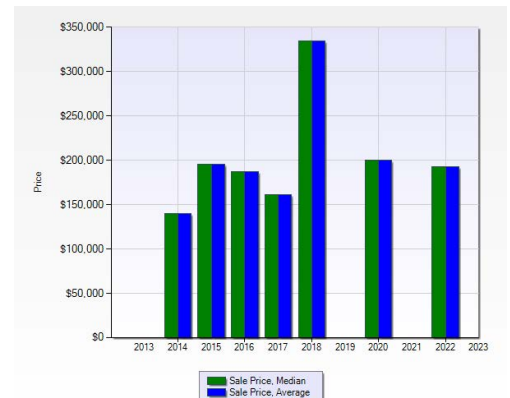
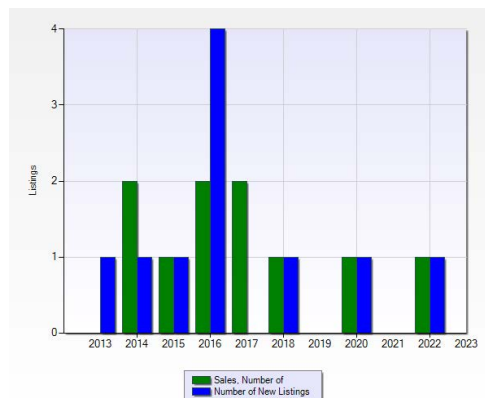
## Putnam County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>113</b>	133	-15.0%
<b>Median Sales Price</b>	<b>\$179,500</b>	\$152,500	+17.7%
<b>Average Price Per Square Foot</b>	<b>\$108.53</b>	\$94.34	+15.0%



## Putnam County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>1</b>	0	—
<b>Sales</b>	<b>1</b>	0	—
<b>Median Sales Price</b>	<b>\$193,000</b>	—	—
<b>Average Sales Price</b>	<b>\$193,000</b>	—	—
<b>Average Price Per Square Foot</b>	<b>\$127.31</b>	—	—
<b>Average Days On Market</b>	<b>57</b>	—	—



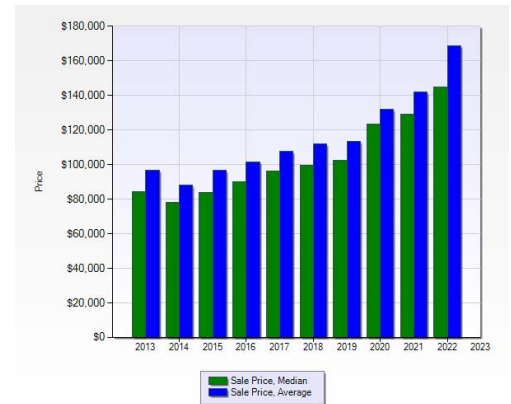
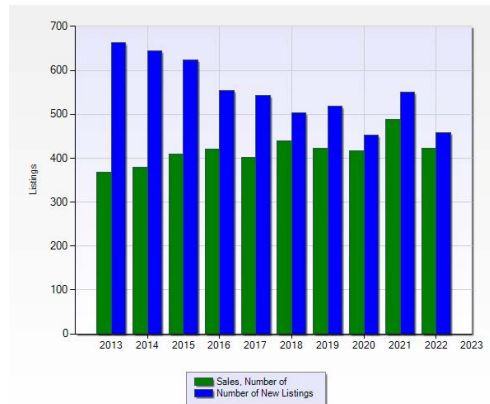
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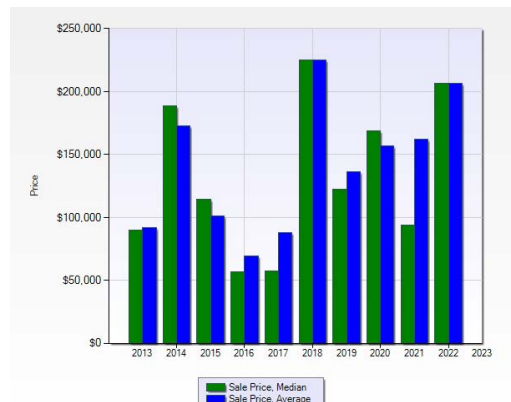
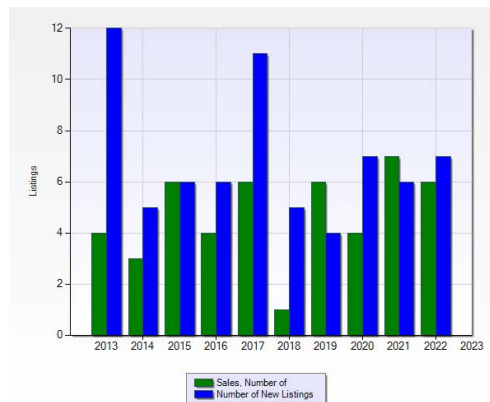
## Williams County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>457</b>	550	-16.9%
<b>Median Sales Price</b>	<b>\$144,900</b>	\$129,450	+11.9%
<b>Average Price Per Square Foot</b>	<b>\$104.71</b>	\$90.28	+16.0%



## Williams County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>7</b>	6	+16.7%
<b>Sales</b>	<b>6</b>	7	-14.3%
<b>Median Sales Price</b>	<b>\$206,500</b>	\$94,000	+119.7%
<b>Average Sales Price</b>	<b>\$206,483</b>	\$162,371	+27.2%
<b>Average Price Per Square Foot</b>	<b>\$156.05</b>	\$102.41	+52.4%
<b>Average Days On Market</b>	<b>79</b>	89	-11.2%



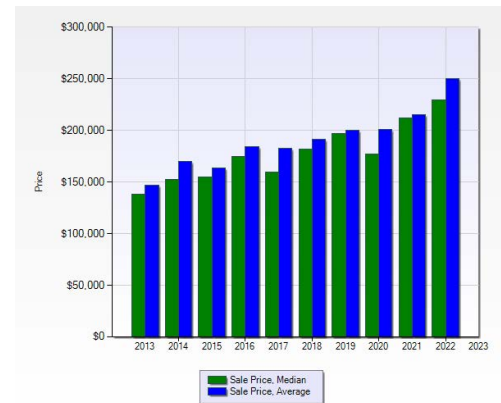
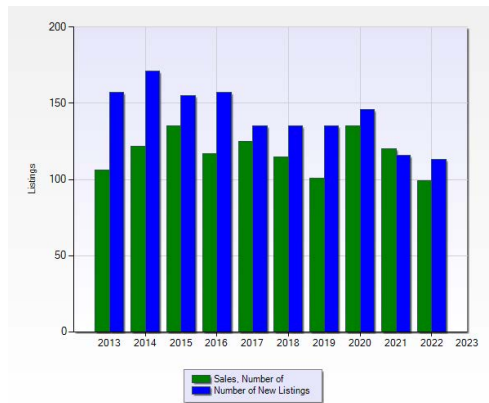
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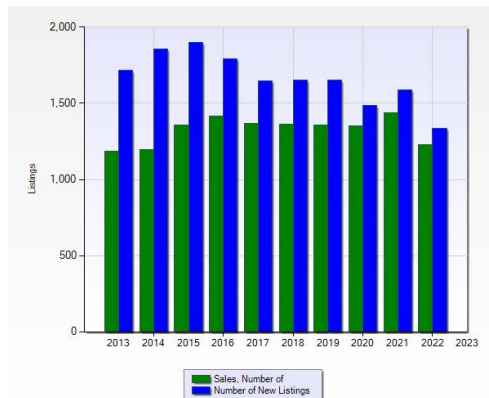
## Wood County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>1,334</b>	1,590	-16.1%
<b>Median Sales Price</b>	<b>\$248,000</b>	\$232,500	+6.7%
<b>Average Price Per Square Foot</b>	<b>\$141.22</b>	\$127.82	+10.5%



## Wood County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>113</b>	116	-2.6%
<b>Sales</b>	<b>99</b>	121	-18.2%
<b>Median Sales Price</b>	<b>\$230,000</b>	\$215,000	+7.0%
<b>Average Sales Price</b>	<b>\$250,185</b>	\$215,894	+15.9%
<b>Average Price Per Square Foot</b>	<b>\$147.26</b>	\$132.18	+11.4%
<b>Average Days On Market</b>	<b>43</b>	53	-18.9%



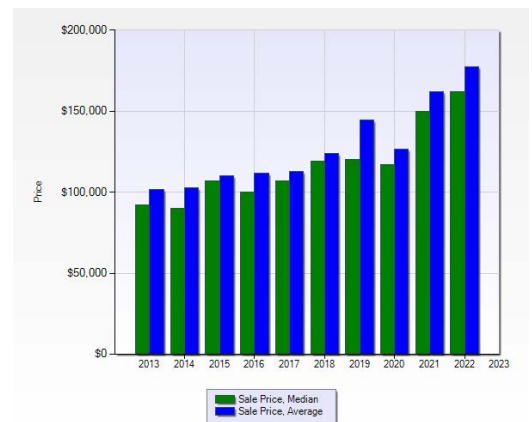
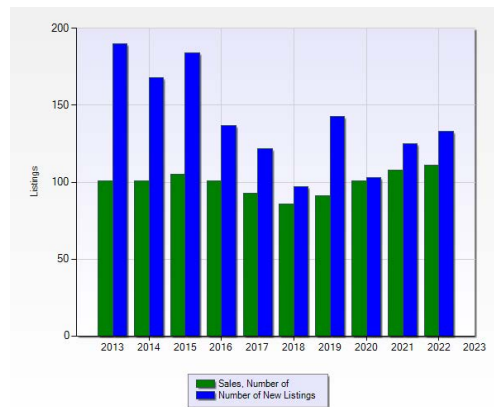
## Year In Review—2022

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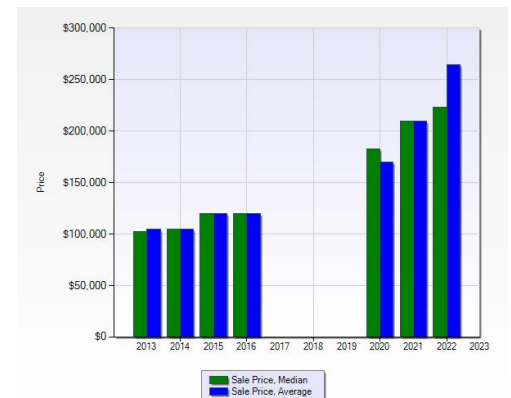
## Wyandot County—Single Family Homes

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>133</b>	125	+6.4%
<b>Median Sales Price</b>	<b>\$162,000</b>	\$150,000	+8.0%
<b>Average Price Per Square Foot</b>	<b>\$104.53</b>	\$97.04	+7.7%



## Wyandot County—Condos & Villas

Key Metrics	Thru 12-2022	Thru 12-2021	% Change
<b>New Listings</b>	<b>7</b>	2	+250.0%
<b>Sales</b>	<b>5</b>	2	+150.0%
<b>Median Sales Price</b>	<b>\$223,173</b>	\$209,553	+6.5%
<b>Average Sales Price</b>	<b>\$264,752</b>	\$209,553	+26.3%
<b>Average Price Per Square Foot</b>	<b>\$145.22</b>	\$175.82	-17.4%
<b>Average Days On Market</b>	<b>164</b>	133	+23.3%



## Year In Review—2022

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## Local Information

Area	2022 New Listings	% Change (2021)	2022 Sold	% Change (2021)	2022 DOM	% Change (2021)	2022 Median Sale \$	% Change (2021)	2022 Average Sale \$	% Change (2021)
Sylvania	587	-12.8%	523	-15.9%	60	-9.1%	\$295,000	+5.6%	\$317,120	+7.2%
Spring Meadows	232	-15.3%	211	-14.9%	52	-18.8%	\$265,000	+0.7%	\$269,517	-3.5%
Monclova	59	-33.7%	48	-42.2%	54	-21.7%	\$434,950	-8.8%	\$470,171	+11.1%
Maumee	414	-14.1%	371	+17.0%	46	-13.2%	\$237,900	+10.7%	\$283,211	+10.8%
Whitehouse	97	-7.6%	93	-9.7%	55	-28.6%	\$352,500	+0.7%	\$349,851	-7.3%
Waterville	148	-3.9%	128	-7.2%	78	-9.3%	\$330,000	+3.1%	\$329,524	+5.9%
Franklin Park/ Trilby	292	-5.2%	260	-9.4%	49	-12.5%	\$169,950	+5.9%	\$205,675	+8.3%
Tremainsville	672	-9.4%	582	-13.1%	52	-3.7%	\$132,000	+9.1%	\$128,121	+7.1%
Five Points/North Towne	566	+6.8%	446	-2.2%	54	-8.5%	\$98,500	+15.9%	\$99,102	+10.2%
Point Place	320	+6.7%	273	-4.2%	55	-5.2%	\$137,000	+14.2%	\$142,896	+17.5%
Wildwood/ Reynolds Corn.	401	-6.3%	345	-14.2%	53	-14.5%	\$145,000	+11.1%	\$163,715	+10.9%
Ottawa Hills	91	-20.9%	75	-21.1%	56	-17.6%	\$333,000	-9.4%	\$433,121	-0.3%
Ottawa Park/Westgate	300	-4.8%	269	-1.8%	53	+3.9%	\$149,000	-0.7%	\$156,093	+2.1%
Old West End	86	-10.2%	75	-19.0%	69	-13.8%	\$58,000	-11.0%	\$82,987	-13.7%
Old North End	226	+4.1%	136	-24.9%	60	+7.1%	\$38,000	+21.3%	\$44,864	+25.0%
Scott Park	243	-0.4%	176	-9.7%	61	+1.7%	\$68,500	-2.1%	\$80,509	+10.1%
Old South End	329	+6.1%	261	+13.5%	62	+6.9%	\$52,500	-12.5%	\$57,194	-3.9%
Heatherdowns/River Road	435	-13.0%	398	-11.0%	50	-5.7%	\$175,000	+12.9%	\$182,905	+11.1%
East River	311	+17.4%	230	+11.1%	58	-10.8%	\$49,000	+21.0%	\$50,533	+9.3%
Oregon	264	-9.6%	243	-13.2%	60	-14.3%	\$186,000	+3.7%	\$207,273	+2.4%
Perrysburg & Twp.	532	-20.1%	495	-19.1%	70	-2.8%	\$350,000	+16.7%	\$380,240	+14.8%
Northwood, Rossford, Lake	257	-23.7%	244	-17.6%	52	-16.1%	\$179,500	+14.3%	\$201,369	+1.6%
Bowling Green	193	-19.2%	190	-15.6%	43	-17.3%	\$247,000	+12.3%	\$254,307	+7.6%
Archbold	63	+10.5%	51	-8.9%	64	+1.6%	\$171,000	+4.3%	\$202,410	+1.5%
Bryan	201	-16.6%	188	-16.1%	66	-1.5%	\$152,000	+13.4%	\$183,330	+21.8%
Defiance	228	-18.6%	215	-5.7%	71	+10.9%	\$130,000	+1.4%	\$144,612	-5.7%
Findlay	694	-23.3%	649	-24.0%	60	-6.3%	\$225,000	+13.1%	\$265,644	+10.7%
Napoleon	156	+14.7%	137	+24.5%	67	-1.5%	\$158,000	+5.9%	\$181,432	+7.0%
Wauseon	151	+17.1%	115	-5.0%	62	-3.1%	\$192,500	+13.9%	\$208,826	+6.9%



## Year In Review—2022

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## School Districts

School District	2022 New Listings	% Change (2021)	2022 Sold	% Change (2021)	2022 DOM	% Change (2021)	2022 Median Sale \$	% Change (2021)	2022 Average Sale \$	% Change (2021)
Anthony Wayne	453	-10.1%	396	-13.9%	61	-15.3%	\$372,500	+4.7%	\$383,630	+2.2%
Archbold	63	+10.5%	51	-8.9%	64	+1.6%	\$171,000	+4.3%	\$202,410	+1.5%
Bowling Green	236	-16.6%	230	-11.2%	45	-13.5%	\$238,500	+10.9%	\$247,256	+6.0%
Bryan	196	-16.2%	183	-16.1	66	-1.5%	\$151,000	+12.7%	\$182,970	+21.0%
Defiance	221	-18.1%	203	-10.2%	69	+7.8%	\$129,000	-0.8%	\$144,143	-4.2%
Findlay	604	-23.0%	568	-21.3%	58	-7.9%	\$200,000	+9.9%	\$244,094	+11.8%
Fostoria	157	-3.7%	126	-20.3%	66	-7.0%	\$120,000	+18.8%	\$123,461	+20.6%
Maumee	263	-17.3%	245	-18.1%	45	-16.7%	\$185,000	+9.8%	\$204,606	+7.5%
Napoleon	184	+18.7%	164	+32.3%	67	-1.5%	\$55,000	+3.9%	\$182,640	+6.8%
Northwood	70	-9.1%	63	-14.9%	50	-24.2%	\$164,950	+7.8%	\$175,839	+5.4%
Oregon	281	-8.2%	261	-8.7%	59	-14.5%	\$186,000	+3.4%	\$202,017	+3.1%
Ottawa Hills	690	-21.7%	74	-22.1%	57	-16.2%	\$322,000	-12.4%	\$434,090	---
Paulding	95	-1.0%	84	+9.1%	75	+8.7%	\$127,600	+16.0%	\$135,372	+14.2%
Perrysburg	455	-20.6%	435	-17.8%	73	—	\$355,000	+16.4%	\$384,929	+15.4%
Pike-Delta-York	90	+7.1%	75	-7.4%	57	-12.3%	\$189,000	+1.4%	\$202,784	+3.5%
Rossford	154	-27.0%	137	-20.8%	51	-17.7%	\$210,500	+12.0%	\$247,104	+16.3%
Springfield	310	-14.1%	272	-18.8%	51	-20.3%	\$271,500	+4.0%	\$274,497	+0.2%
Swanton	112	-15.2%	103	-14.9%	53	-13.1%	\$186,250	-1.5%	\$213,134	+3.6%
Sylvania	761	-13.0%	680	-15.0%	58	-9.4%	\$290,000	+9.4%	\$306,816	+7.7%
Toledo	3,261	-1.0%	2,644	-6.7%	55	-5.2%	\$100,000	+7.5%	\$109,282	+6.7%
Upper Sandusky	76	+4.1%	61	-3.2%	90	+8.4%	\$175,000	+16.7%	\$173,364	+5.4%
Washington Local	731	-1.5%	630	-6.0%	51	-3.8%	\$150,000	+8.7%	\$154,306	+9.1%
Wauseon	130	+16.1%	98	-7.5%	60	-3.2%	\$192,500	+17.1%	\$210,823	+14.2%